

Mono County Collaborative Planning Team

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DRAFT CPT MINUTES June 29, 2006

Members Present: Acting Chair Hap Hazard, Mono Supervisors; John Eastman, Mammoth Lakes Town Council; Jim Jennings, BLM alternate; Brad Mettam, Caltrans; Mary Beth Hennessy, USFS/Inyo alternate; Joseph Saulque, Benton Paiute Reservation

Members Absent: Beverly Cheeseboro, DWP alternate; Denyse Racine, DFG; Jeff Bailey, USFS/Inyo; Cindi Mitton, Lahontan RWQCB; Art Sam, Bridgeport Indian Colony

Staff Present: Scott Burns, Larry Johnston, C.D. Ritter

Guests Present: George Shirk, *Mammoth Monthly*; Lara Kirkner, *Mammoth Times*; Mary Canada, Sierra Business Council

1. **CALL TO ORDER & FLAG SALUTE:** Acting Chair Duane "Hap" Hazard called the meeting to order at 9:19 a.m., and John Eastman led the flag salute.
2. **PUBLIC COMMENT:** Mary Canada, Sierra Business Council, held forums on Continuing the Heritage Economy in Lone Pine and BP. Exploring different types of tourism, making use of existing assets (7 museums). Conference: Yosemite Valley, Nov. 1-3. Early-bird special ends Sept. 15 (\$390), varying payment options. Three tracks: Economic development, energy, and water.
3. **MINUTES:** Approve the minutes of April 27, 2006. (Eastman/Mettam. Ayes: All.)
4. **AGENCY ROUNDTABLE:** Members outlined agency planning issues and pending projects.

5. **INCLUSIONARY HOUSING ORDINANCE:** Larry Johnston, Mono County principal planner

After Mono County entered into the affordable housing arena, planners presented relevant information to the unincorporated areas' Regional Planning Advisory Committees, known as RPACs.

Existing conditions: Many (35%) pay more than they can afford, and the problem is growing. It has become acute for low-income households in all areas of the county. Private land is scarce, and few if any public services exist. Speculation and second home purchases are driving up housing costs, and half of the housing in Mono is seasonal and recreational. Employers have difficulty finding employees due to high housing costs; worker incomes are not enough. Ninety percent of Mono's employees work in Mammoth Lakes.

What is affordable? Someone with a \$59,000 median income could afford a \$200,000 house. Rents are somewhat affordable. Demand is likely to grow but few rentals are being built; i.e., free market failure. External market factors include low interest rates, stock market, Intrawest impact, Carson Valley growth, and equity escapees selling their homes as vacation homes. Half of Mono County residents can't afford the American dream – a house.

The Mono County Housing Authority is comprised of the Board of Supervisors serving as the housing entity. A trust fund has been established. The standard is greater requirements for larger projects; i.e., a "large home" fee. Housing costs and requirements vary by area, so a location factor was established. On-site housing, also called inclusionary housing, requires subdividers to build 10% affordable units as part of the infrastructure cost of subdividing. Secondary units for grannies, adult children, single parents, etc. can be constructed at the time of the main unit. Last year 80 units were built, half of which were manufactured homes, mostly in the Tri-Valley area. The Town of Mammoth Lakes doesn't address subdivision, because few applications are submitted, but Mono County does.

Subdividers tend to split up property, and then go away. Now there is potential for people living there.

Mono Supervisor Hap Hazard wants to avoid creating affordable homes 60 miles away from work, so the Housing Authority is working with Mammoth Lakes Housing Inc.

Jim Jennings of BLM commented that Paradise Lodge cabins might work as second units. The cabins could be moved and brought up to code.

John Eastman acknowledged a big growth spurt in Mammoth Lakes and throughout the West. In Mammoth the cost of construction is \$500/square foot, plus Development Impact Fees and workforce housing requirements. Eastman predicted a substantial slowdown in growth, allowing Mammoth time to catch its breath and look at issues.

No public comment was received, and the Inclusionary Housing Ordinance will take effect July 13, 2006.

6. EASTERN SIERRA GOODS MOVEMENT: Brad Mettam, Caltrans deputy district director, planning & programming

Caltrans contracted an independent firm to conduct a goods movement study in Inyo, Mono and Kern counties. In identifying travel patterns along S.R. 14, U.S. 395 and U.S. 6, the study found that truck volume was higher in the southbound direction, with 54 percent of trips originating in Nevada. Contrary to common belief, the average peak period for trucks is midday (10 a.m. to 3 p.m.), not nighttime. Heavy-duty vehicles make up 19 percent of overall traffic on U.S. 395. More than 70 percent of northbound and southbound truckers choose a highway that is the shortest/fastest route to their destination. Trucker responses to improving transportation in the area indicated raising the truck speed limit to match that of cars (30 percent) and more lanes/passing lanes (22 percent).

One-third of local fleet deliveries are seasonal. One propane dealer has the busiest local fleet, with about 600 one-way trips/week. Drivers must pay more on longer routes, so few fleet operators change routes during storms. Although U.S. 6 is used to reach Reno during road closures on U.S. 395, all respondents regarded U.S. 6 as too circuitous.

As car volume drops off, there is a perception of more trucks (Bishop and U.S. 6). When parking was removed along Bishop's Main Street, the downtown accident rate dropped by a third.

7. FEDERAL ENERGY CORRIDOR:

Scott Burns indicated that a public scoping process was held in the fall of 2005 to analyze alternatives in 11 western states. Comments received helped the agencies identify preliminary energy corridors on federal lands to analyze in the draft Programmatic Environmental Impact Statement. Some of the installations would go through private property in Tri-Valley. A final decision will be made in a year, hopefully a coordinated response to minimize impacts on this area. The comment deadline is July 10, 2006.

8. SUBCOMMITTEE REPORTS:

Land Tenure: Scott Burns said a map will be posted on the website with clarifying notes regarding lands available for exchange. The CPT has often promoted land tenure options to solidify land ownership. Maybe public land could be put up for private ownership to allow for community expansion. The State Lands Commission shows lots of earmarked school sites as possibilities. Bill Dunkelberger sent along meeting notes from the June 22 meeting of the Interagency Land Tenure Subcommittee. The next meeting is scheduled July 20.

9. ADJOURN: 11:22 a.m.

Future agenda items: 1) Sierra Nevada Conservancy update, 2) Black Point update (USFS), 3) Potential Energy Corridor (Primosch, BLM).

Respectfully submitted,
C.D. Ritter, team secretary